

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 11, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***Continued from November 2, 2005:***

PACIFIC COAST OFFICE BUILDING- PROJECT NO. 54384
City Council District: 6Plan Area: Mission Valley

STAFF: Bill Tripp
Hearing Officer: Bob Didion

Site Development Permit to construct an approximate 10,000 square foot office building on an approximate five-acre site containing environmentally sensitive lands, located **east of the southerly terminus of Scheidler Way, south of the 3300 block of Camino Del Rio South** in the MV-CO Zone of the Mission Valley Planned District. Mitigated Negative Declaration NO. 54384.
Report No. HO-05-203

RECOMMENDATION:
Approve

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ITEM-5: **STADIUM MARKET - PROJECT NO. 69116**

City Council District: 6; Plan Area: Serra Mesa

STAFF: Bill Tripp

Conditional Use Permit for an Alcoholic Beverage License, to upgrade an existing Type 20 License (Off-Sale, Beer and Wine) to a Type 21 License (Off Sale, General Liquor), at an existing approximately 2,400 sq. ft. market located at **2677 Mission Village Drive**, legally described as a Portion of Lot 1079, Mission Village Unit No. 11, Map No. 3977. Exempt from environmental. Report No. HO-06-002

RECOMMENDATION:

Approve

ITEM-6: **BLUE SEA LODGE - PROJECT NO. 53850**

City Council District: 2; Plan Area: Mission Beach Precise Plan

STAFF: John Fisher

Amend the existing discretionary permit to remodel two existing hotel rooms in a three-story building into one single family structure on a 1,564 square foot site and to rescind the previous Mission Beach Planned District/Planned Commercial Development Permit No. 99-1300 on the property located at **730 Santa Rita Place** between Strandway and Mission Boulevard in the VC-N zone of the Mission Beach Planned District within the Mission Beach Precise Plan area. The Mission Beach Planned District/Planned Commercial Development Permit No. 99-1300 shall continue to be in force and full effect on the remainder of the Blue Sea Lodge property at 707 Pacific Beach Drive and no changes are proposed to that property. Exempt from environmental. Report No. HO-06-009

RECOMMENDATION:

Approve

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ITEM-7: **NEIMAN TRIPLEX - PROJECT NO. 71716**
City Council District: 2Plan Area: Mission Beach Planned District and Precise Plan

STAFF: Robert Korch

Coastal Development Permit and Neighborhood Development Permit to demolish a portion of an existing three dwelling unit building and reconstruct the structure to maintain the three units on a 2,382 square-foot, R-S zoned lot located at **721 Ensenada Court** within the Coastal Overlay Zone (appealable area), and Coastal Height Limit within the boundaries of the Mission Beach Planned District and Precise Plan. Exempt from environmental. Report No. HO-06-019.

RECOMMENDATION:

Approve

ITEM-8: **1333-1339 GRAND AVENUE- PROJECT NO. 66050**
City Council District: 2Plan Area: Pacific Beach

STAFF: Diane Murbach

Map Waiver to waive the requirement for a Tentative Map to create four condominium ownerships from four residential apartment units under construction. This action requires an amendment to existing Coastal Development Permit 99-1315 to create this subdivision. No new development is proposed with this subdivision. The project is located at **1333-39 Grand Avenue** in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900 14. Exempt from environmental . Report No. HO-06-016

RECOMMENDATION:

Approve

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ITEM-9: **LA PALMA 7- PROJECT NO. 7822**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Robert Korch

Coastal Development Permit to demolish existing structures and construct 7 condominium units with 8,743 square-feet and underground parking on a 10,008 square-foot site at **1353 La Palma** in the RM-2-5 Zone of the Pacific Beach Community Plan, Coastal Overlay Zone (appealable area), Coastal Height Limit, and Beach Parking ImpactOverlay . Mitigated Negative Declaration No. 7822. Report No. HO-05-216.

RECOMMENDATION:

Approve

ITEM-10: **LOCUST STREET CONDOS - PROJECT NO. 84247**
City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskandar

Map Waiver application to waive the requirements for a Tentative Map to convert four residential units (currently under construction) to four condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.115-acre site. The property is located at **1524 Locust Street** in the RM-3-7 Zone, Coastal Height Limit Overlay Zone, and the Airport Approach Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Exempt from environmental.Report No. HO -06-015

RECOMMENDATION:

Approve